



Howard Planning and Zoning Minutes



**MINUTES
HOWARD COUNTY
VARIANCE BOARD OF ADJUSTMENT
April 20, 2016**

A meeting of the Howard County Variance Board of Adjustment was convened in open and public session on the 20th day of April, 2016 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Mike Nelson called the meeting to order at 7:30 p.m. Roll call showed 5 members present: Chad Donscheski, Fred Meyer, Mike Nelson, Terry Spilinek, and Janet Thomsen. Also present were Howard County Zoning Administrator Cherri Klingsmith and Nancy Usasz, secretary. Members of the Public Present were Steve Ward, Mitch & Patty Sok.

Zoning Administrator, Klingsmith read the notice of the public meeting. An Affidavit was presented from the Phonograph-Herald dated the 6st day of April, 2016 that this notice was published 10 days prior to the meeting. A proof of publication is filed in the Howard County Clerk's office.

The agenda and minutes of the previous meeting were emailed to the Variance Board of Adjustment members prior to the meeting. A motion was made by Terry Spilinek to approve the minutes of the January 20, 2016 meeting and seconded by Janet Thomsen. The motion carried a 5-0 vote.

At 7:35 the Public Hearing to allow for an accessory building to be built on a non-conforming lot with less than 3 acres was opened. This lot is located in the SW ¼ of Sections 5, Township 14N, and Range 10W. Cherri Klingsmith read the Notice of Hearing. Mr. Sok stated that he would like to replace an existing building that is not currently on his property. He would like to increase his acreage to include the building however the increase will not allow them to reach the 3 acre minim. Adjoining land owner Steve Ward presented his case stating that he wants to put a pivot in and selling the land will reduce his irrigation capabilities. Chairman Mike Nelson stated that he would like to see this lot come into compliance but he realize it is not possible at this time. Fred Meyer made a motion to grant the variance to Sok's, for the requested distance since it was purchased as a non-conforming lot in 1992 and approved by the county commissioners, and seconded by Chad Donscheski. The motion carried a 5-0 vote. Finding of Fact attached.

At 7:50 P.M. Terry Spilinek made a motion to adjourn the meeting and Janet Thomsen seconded. The Motion carried by unanimous voice vote.

Nancy Usasz, Secretary